

TRIMBLE Kerrie M

From: CLARK Jennifer D (ED SHP)
Sent: Wednesday, 24 March 2010 6:56 PM
To: WALL Mark T
Subject: FW: Scheduling of Meetings regarding Bluewater & Palm Cove Nation Building Units

Another one Mark for urgent consideration – can you also reinstate our regular meetings please

Jennifer Clark
Executive Director - **Social Housing Programs**
DEPARTMENT OF COMMUNITIES (HOUSING AND HOMELESSNESS SERVICES)
Level 2/133 Mary Street
Brisbane Q 4000
Phn 07 3225 2548
Fax 07 3225 1266
MOB 041 7079931

From: GILLESPIE Penny
Sent: Wednesday, 24 March 2010 9:20 AM
To: CLARK Jennifer D (ED SHP)
Cc: LINNAN Michael; WALL Mark T
Subject: FW: Scheduling of Meetings regarding Bluewater & Palm Cove Nation Building Units

Hi Jenny

This has come to me instead of you - can you get back to Mick.

thanks

Penny Gillespie
Executive Director
Policy and Performance
Housing and Homelessness Services
Department of Communities
Level 13, 61 Mary Street
GPO Box 690 Brisbane QLD 4001
Email - penny.gillespie@communities.qld.gov.au
Phone - (07) 322 54853
Fax - (07) 322 51218

From: Michael Linnan [<mailto:Michael.Linnan@communities.qld.gov.au>]
Sent: Tuesday, 23 March 2010 7:05 PM
To: LAVERCOMBE Damian; GILLESPIE Penny; LEE Desmond Z
Subject: Fw: Scheduling of Meetings regarding Bluewater & Palm Cove Nation Building Units

Damien/Penny

We need an urgent offer to Access Housing to manage our stock

NP_R

9/04/2010

We will have to meet with these groups without the managers

Thanks

From: Desmond Z Lee
To: Michael Linnan
Sent: Tue Mar 23 18:44:48 2010
Subject: FW: Scheduling of Meetings regarding Bluewater & Palm Cove Nation Building Units

Fyi also

Des Lee
Regional Director

Disability Services | Housing and Homelessness | Home and Community Care | Community Mental Health | Department of Communities

Far North Queensland Region
PO Box 2360, Cairns QLD 4870 |
Phone: (07)4039 8127 | Fax: (07)4048 9966 | Mobile: 0428 105460 |

From: NP_49-Sch4
Sent: Tuesday, 23 March 2010 12:24 PM
To: Desmond Z Lee
Subject: RE: Scheduling of Meetings regarding Bluewater & Palm Cove Nation Building Units

Good afternoon Des,

The Board of Directors met today and included a discussion about these projects and your request. We have previously written to the Department and requested formal, timely advice and relevant details be provided to ACHC of any NB-ESP or CWP projects that this organization will be offered or asked to manage.

The Board has not received any formal advice regarding the management of these properties therefore it would be inappropriate for a representative of ACHC to attend the community meeting.

Regards

[Redacted signature block]

From: Marjorie Middlemiss [mailto:Marjorie.Middlemiss@Communities.qld.gov.au]
Sent: Monday, 22 March 2010 3:31 PM
To: [Redacted]
Subject: Scheduling of Meetings regarding Bluewater & Palm Cove Nation Building Units

Des is proposing to hold two separate meetings with community delegates (and also with representatives from CPP linking in by telephone) some time next week.

Looking at the calendar Des is available all afternoon next Weds 31 March – are you both free? We are looking at a 45 minute discussion between the three of you first followed by an hour long meeting – this will apply for both sessions.

Marjorie

Marjorie Middlemiss : Executive Support Officer to Regional Director

9/04/2010

NP_73(2)

From: WALL Mark T
Sent: Friday, 23 October 2009 5:07 PM
To: CLARK Jennifer D (ED SHP)
Subject: FW: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Mark Wall
 Director, Nation Building-Social Housing Initiative
 Social Housing Programs
 Housing and Homelessness Services
 Department of Communities
 Work Telephone 07-32258289
 Mobile-0413058310
 Fax-32276229

From: CUTHBERT Sandra C
Sent: Friday, 23 October 2009 3:51 PM
To: WALL Mark T
Subject: RE: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Discussed with Carol Mills from Access Housing. She made the following comments:

- No social housing in Palm Cove at present.
- A tourist area, so close to employment opportunities for tenants with all the tourist accommodation and services close by
- The nearest schools are at Trinity Beach (approx 3 km south). There is a shopping centre at Clifton Beach but only smaller shops and restaurants at Palm Cove.
- Public transport from Cairns to Palm Cove is available with Sunbus, and it runs regularly throughout the day.
- Carol Mills said Access has one single person listed for that area on the CRS waitlist now. No others but not likely to as there is no social housing there.
- She notes that people are unlikely to list for locations with no social housing. Once housing is available, people will list for it. She has found this with some small townships near Mossman.
- Palm Cove is a beautiful area just a block from the beach.
- Development is proposed for land between Clifton Beach and Palm Cove, towards Cairns, so likely that more shops and services will be established with the infill development.
- She noted 18 x 2 was a large block but she felt it was possible.

Regards, Sandra

NP_R

9/04/2010

Sandra Cuthbert
 A/Manager
 Nation Building Social Housing Initiative Unit
 Social Housing Programs
 Department of Communities (Housing and Homelessness)
 2/133 Mary Street Brisbane
 Phone (07) 3238 3681

From: WALL Mark T
Sent: Friday, 23 October 2009 12:45 PM
To: CUTHBERT Sandra C
Subject: FW: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Mark Wall
 Director, Nation Building-Social Housing Initiative
 Social Housing Programs
 Housing and Homelessness Services
 Department of Communities
 Work Telephone 07-32258289
 Mobile-0413058310
 Fax-32276229

From: CLARK Jennifer D (ED SHP)
Sent: Friday, 23 October 2009 8:52 AM
To: WATERS Tony
Cc: WALL Mark T; GARIANO Antonio C
Subject: RE: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Tony

All housing goes to NFP by preference and the organisation in Cairns would be Access – I suggest we ask their views – they have a good reputation for tenancy management.

We will look at the Cairns 2 bed demand and perhaps could ask the office about the potential to offer relocation to existing tenants especially any who are significantly underoccupying or in reviewable tenancy arrangements.

Jenny

Mark W –can someone seek views from Access
 Antonio – can you provide Mark W with demand data including transfers and also underoccupancy or reviewable tenancies.

From: WATERS Tony
Sent: Thursday, 22 October 2009 7:06 PM
To: DAVIDSON Bill; CLARK Jennifer D (ED SHP)
Cc: LAVERCOMBE Damian
Subject: RE: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Bill / Jenny,
 It's a bit late to be stopping a project at this late stage. Can you please look at registered demand in the area.
 Jenny is this one that could go to a NFP?
 Tony

From: DAVIDSON Bill
Sent: Wednesday, 21 October 2009 3:09 PM
To: WATERS Tony

NP_R

Cc: LAVERCOMBE Damian

Subject: FW: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Tony,

I am aware that Peter Morton has sent you the attached email.

CPP is unable to recommend that the project at Palm Cove proceeds considering the comments from the Area Office (Peter Schmidt and Mark Davies below) of a 18 unit development. I have asked Project Services to review the current intensity of the development for the 18 units in 3 stories with a lift that if the top level was removed would the new proposal be of interest to Communities especially the Program area and the Area Office. Rebecca McDonald is undertaking this review with indicative design's configuration and estimated costs to be provided by tomorrow. In the meantime from a Programming perspective you may wish to have the comments of the Area Office reviewed on the current yield as well as a revised as CPP does not wish to proceed with any development that is not supported by the Program area.

Regards

Bill Davidson
 A/Executive Director
 Capital Projects
 Communities Property Portfolio
 Department of Communities
 Telephone: (07) 300 88670
 Mobile: 0419 728 392
 Email: bill.davidson@communities.qld.gov.au

From: MORTON Peter [mailto:Peter.Morton@projectservices.qld.gov.au]
Sent: Wednesday, 21 October 2009 10:07 AM
To: DAVIDSON Bill
Cc: MCDONALD Rebecca; MANZIE David; WATERS Tony
Subject: RE: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Bill

I have significant concerns about this project, or any other future project, being rejected by CPP on the basis stated in the email trail below. This project is now ready to negotiate and the developer is eager to make a deal asap.

The very first cut for selection of projects was to determine suitability of the offered site location, and both the development size and yield. It is not reasonable, at this late stage, to use these reasons for any project not proceeding. Developers will at this stage have expended many \$\$ to get to this point and gather round the negotiating table.

With the delivery of this program, it was accepted, by all concerned, that comments/feedback from some Area Offices may not be favourable and would need to be managed by CPP.

CPP should not be rejecting the project on this basis.

Apart from any other reason a loss of 18 units has major detrimental impact on the program.

Regards

Peter
 3227 8296

Queensland celebrates its 150th birthday throughout 2009.
 Check out what's on today at www.q150.qld.gov.au
 Please consider the environment before printing this e-mail

From: HORBERRY Anne [mailto:Anne.HORBERRY@communities.qld.gov.au]
Sent: Tuesday, 20 October 2009 1:16 PM
To: MCDONALD Rebecca

NP_R

Cc: Mailbox CPP Nation Building and Jobs Plan
Subject: FW: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Rebecca
Please see comments below from Bill Davidson – the project should not proceed

Regards
Anne

From: DAVIDSON Bill
Sent: Tuesday, 20 October 2009 1:13 PM
To: HORBERRY Anne; COONAN Paul T
Cc: Mailbox CPP Nation Building and Jobs Plan
Subject: RE: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Anne,

Considering the information you have provided the project should **not** proceed to purchase and develop the offered property for Communities uses. The proposed number of units, their location and proximity to school, shopping and medical facilities coupled with the lack of support from the Area Offices are major issues to support this determination.

Bill Davidson
Director
Capital Projects
Communities Property Portfolio
Department of Communities
Telephone: (07) 300 88670
Mobile: 0419 728 392
Email: bill.davidson@communities.qld.gov.au

From: MCDONALD Rebecca [mailto:Rebecca.MCDONALD@projectservices.qld.gov.au]
Sent: Tuesday, 20 October 2009 10:59 AM
To: HORBERRY Anne
Subject: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Dear Anne

Could you please review the email below from my PM and let me know your thoughts.

I am fairly sure this will go ministerial.

Speak to you soon

Kind Regards

Rebecca McDonald
Nation Building – Economic Stimulus Plan
A/Assistant Director
Project Services
Ph: 3898 0784
Fax: 3225 1341
Mb: 0423 072 674
Int Short Dial: 10784
Email: rebecca.mcdonald@projectservices.qld.gov.au

From: MCCORMACK Anne

NP_R

Sent: Tuesday, 20 October 2009 9:51 AM
To: MCDONALD Rebecca
Subject: RE: CNR OLIVA & HARPA STREETS, PALM COVE (PN: 60743)

Hi Bec,

As per the emails from the client below, we have been advised that CPP do not support the 18x2 Bedroom Apartments at Oliva & Harpa Streets, Palm Cove (PN: 60743) proceeding on the basis of the location (ie, not close to schools or other amenities such shopping, medical services and it is not listed as a suburb of choice).

Oliva; Harpa Streets, Palm Cove (PN: 60743) was one of the projects tabled at the June meeting with CPP. At this meeting, the framework and location of the site were both taken into consideration, and it was decided that this project should proceed to Detailed Investigation..

Four months after this meeting, all due diligence on the land has been undertaken and an preliminary architectural design with 18x2 bedroom apartments with four adaptable units has been produced which the Developer is happy to proceed with.

The developer has expended time and money on the project to date and is understandably unhappy that it would be ruled out of the program on location at this late stage.

Given the targets to be reached for this programme, is there any way that CPP would reconsider eliminating this project out of the programme?

Please advise.

Many thanks,

Anne McCormack
Project Manager
Project Services (Housing Portfolio)

From: HORBERRY Anne [mailto:Anne.HORBERRY@communities.qld.gov.au]
Sent: Monday, 5 October 2009 5:29 PM
To: MCCORMACK Anne
Cc: MCDONALD Rebecca; COONAN Paul T (Housing); Mailbox CPP Nation Building and Jobs Plan; MANZIE David (Housing)
Subject: FW: Development site Cnr Oliva & Harpa Streets, Palm Cove

Anne Mc
I have followed up in here and was advised to check with the area office in relation to the value of having this property in the portfolio – in view of the e-mails below I do not believe this project can be supported by CPP

Anne H

From: MEISSNER Richard W
Sent: Monday, 5 October 2009 5:12 PM
To: HORBERRY Anne
Subject: FW: Development site Cnr Oliva & Harpa Streets, Palm Cove

NP_R

FYI

Richard Meissner
Property Officer
Capital Delivery
Communities' Property Portfolio
Department of Communities
3235 9598

From: RILEY Josie
Sent: Monday, 5 October 2009 5:11 PM
To: MEISSNER Richard W
Subject: RE: Development site Cnr Olivia & Harpa Streets, Palm Cove

Richard,

As below, the purchase of a complex of this size would not be supported at a local level.

As to whether 18 units could be filled, I cannot make any real comment on that as currently we do not have existing housing in Palm Cove and it is not listed as a suburb of choice for clients when they make their applications.

Consideration should also be given to the fact that Palm Cove is also not close to schools or other amenities such shopping, medical services.

Jo Riley
Acting Area Manager
Far North Queensland Area Office
Housing and Homelessness Services
Department of Communities
Ext: 98823

From: MEISSNER Richard W
Sent: Monday, 5 October 2009 4:48 PM
To: RILEY Josie
Subject: FW: Development site Cnr Olivia & Harpa Streets, Palm Cove

Hi Jo,

As discussed can you please urgently respond to the query below.

Thanks,

Richard Meissner
Property Officer
Capital Delivery
Communities' Property Portfolio
Department of Communities
3235 9598

From: MEISSNER Richard W
Sent: Monday, 5 October 2009 12:39 PM
To: DAVIES Mark
Subject: RE: Development site Cnr Olivia & Harpa Streets, Palm Cove

Hi Mark,

Thank you for the feedback.

Under the Nation Building and Jobs Plan initiative the department is constructing complexes with quite high yields. While we note your concerns on construction/acquisition of complexes of this size in Cairns, we also

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need to get your feedback on whether there is sufficient demand for two bed accommodation to fully occupy a complex of this size in this area.

If you would like to discuss further please do not hesitate to give me a call.

Regards,

Richard Meissner
Property Officer
Capital Delivery
Communities' Property Portfolio
Department of Communities
3235 9598

From: DAVIES Mark
Sent: Friday, 2 October 2009 5:06 PM
To: MEISSNER Richard W
Subject: FW: Development site Cnr Olivia & Harpa Streets, Palm Cove

Richard

These comments from the Area Office are supported.

Regards

Mark

From: SCHMIDT Peter W
Sent: Friday, 2 October 2009 9:18 AM
To: DAVIES Mark; BURT Kim L; MCGRATH Daphne A
Subject: RE: Development site Cnr Olivia & Harpa Streets, Palm Cove

Mark,
Kim will be providing a response also.

I would strongly recommend not building or purchasing that number of units on the one site either at Palm Cove or anywhere else in the Cairns region.

Thank you,

Peter W. Schmidt
Senior Client Service Manager
Regional Services Delivery Operations
Housing and Homelessness Services
Department of Communities.
Ph 40398881 Mob 0427653082
FNQ AO Cairns

From: DAVIES Mark
Sent: Friday, 2 October 2009 9:00 AM
To: SCHMIDT Peter W; BURT Kim L; MCGRATH Daphne A
Subject: FW: Development site Cnr Olivia & Harpa Streets, Palm Cove

Team

Can you please provide some comments on this matter.

Cheers

NP_R

Mark

From: MEISSNER Richard W
Sent: Friday, 2 October 2009 8:35 AM
To: DAVIES Mark; Mailbox AO FNQ Mgt Team
Cc: HORBERRY Anne
Subject: Development site Cnr Olivia & Harpa Streets, Palm Cove

Hi Mark,

The department is considering the acquisition of the above development site under the National Building and Job Plans initiative for the construction of 18 two bed units. Could you please advise whether your office would have any problems filling this quantity of two bed accommodation in this area?

Regards,

Richard Meissner
Property Officer
Capital Delivery
Communities' Property Portfolio
Department of Communities
3235 9598

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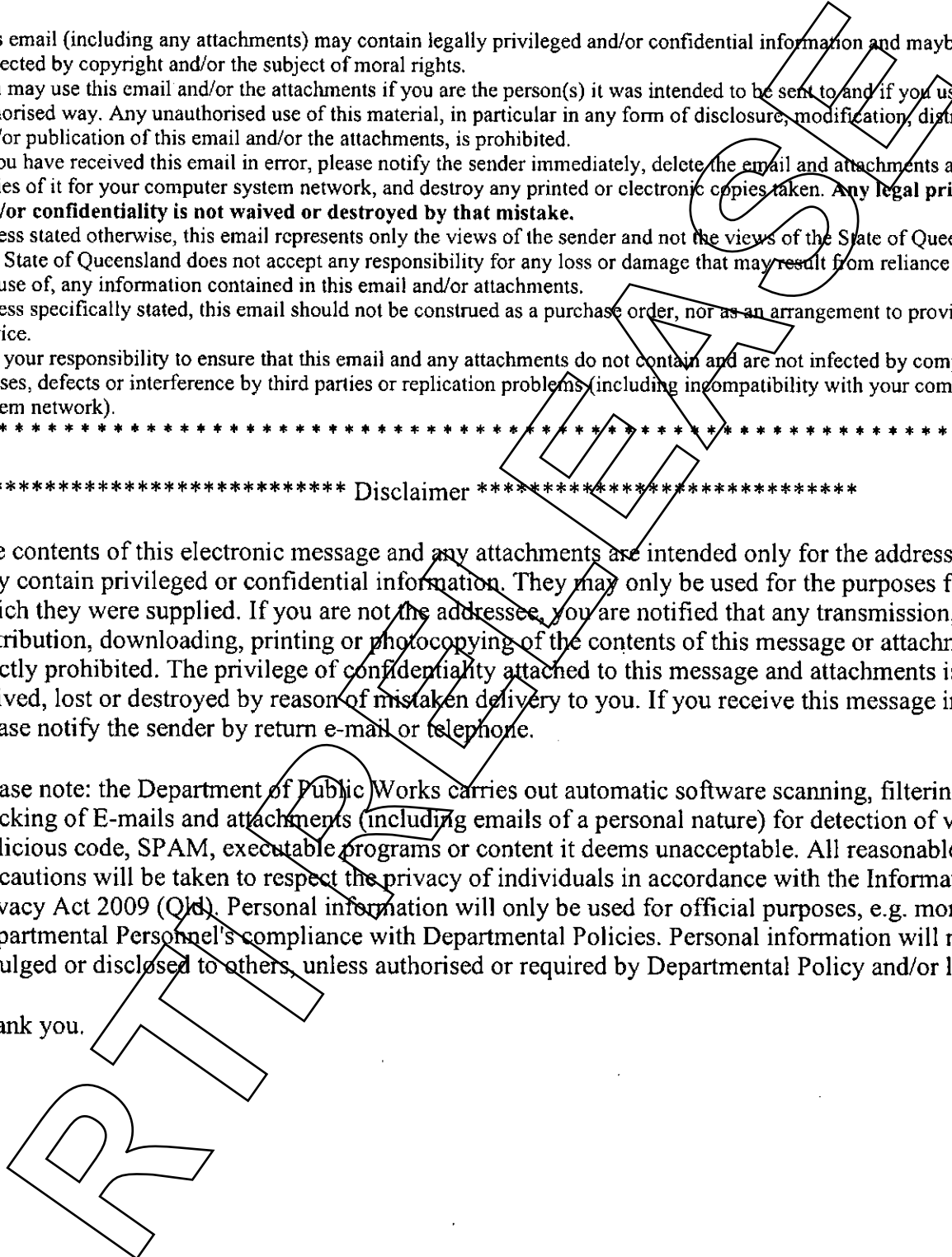
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Thank you.



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